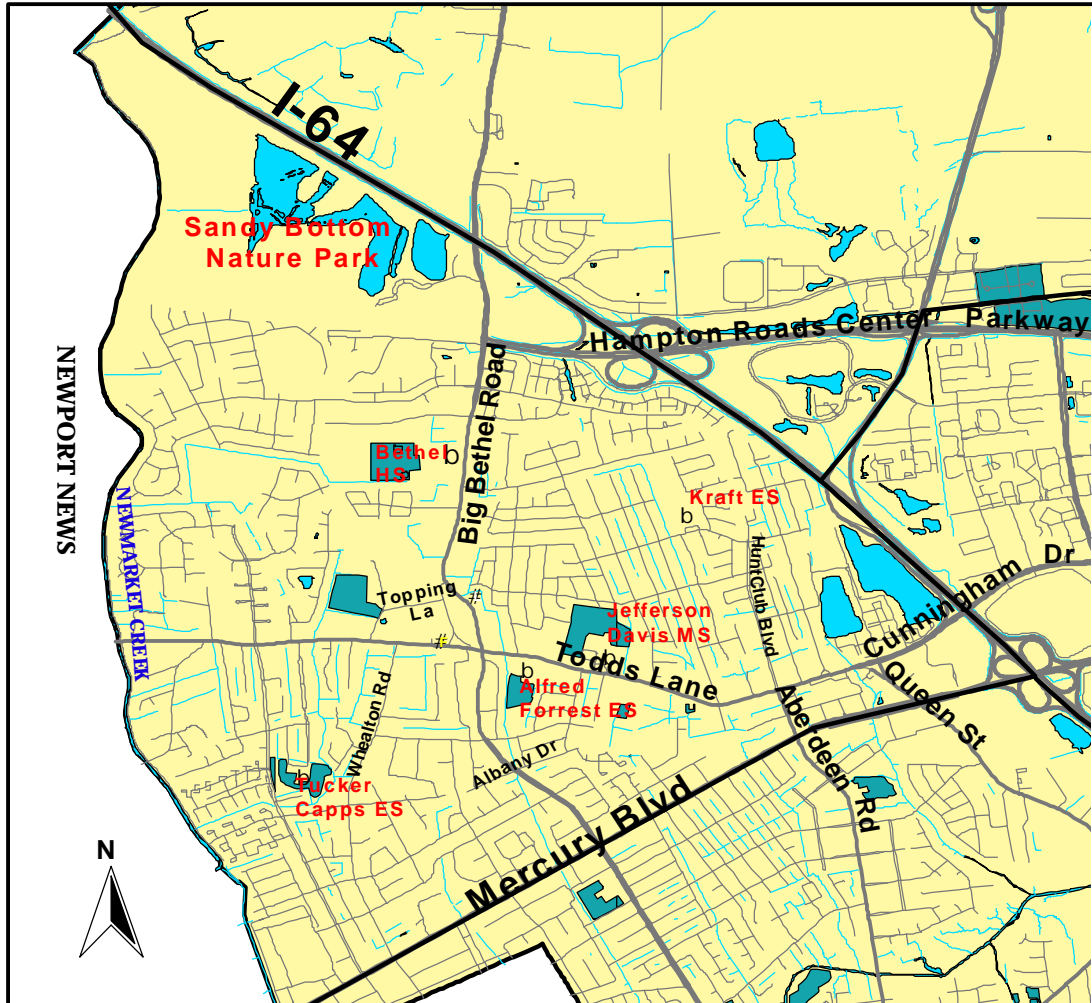


## Planning Area One

Planning Area One, referred to as Northampton, is bounded by Mercury Boulevard to the south, I-64 to the north and east, and Newport News to the west. Except for the Mercury Boulevard corridor, it is a predominately single family residential area.

### PLANNING AREA ONE



## Summary of Recommendations

### Land Use

- Support land use actions which enhance the dominance of low density residential development.
- Limit commercial development to neighborhood commercial uses at selected transportation nodes. Discourage strip commercial development except within the Mercury Boulevard commercial corridor.
- Acquire as much land as possible to augment the Chisman Lake property's role as a passive city-scale park. **(Complete)**
- Adopt an appropriate transition land use category to be applied to portions of the Big Bethel Road and Todds Lane corridors. **(Complete)**
- Adopt an overlay zoning district to implement visual controls along Big Bethel Road, Interstate 64 and the Hampton Roads Center Parkway.

### Transportation

**FC** - Functional Classification:

Art - arterial  
Col - collector  
Exp - expressway  
Loc - local

**TF** - Time Frame for improvement

S - short  
I - intermediate  
L - long

**CT** - Current Road Type

**PT** - Proposed road Type

2U - 2 lanes, undivided  
4U - 4 lanes, undivided  
5U - 5 lanes, undivided

2D - 2 lanes, divided  
4D - 4 lanes, divided  
5D - 5 lanes, divided  
6D - 6 lanes, divided  
8D - 8 lanes, divided

<b><u>STREET</u></b>	<b><u>FROM</u></b>	<b><u>TO</u></b>	<b><u>FC</u></b>	<b><u>CT</u></b>	<b><u>PT</u></b>	<b><u>TF</u></b>
Aberdeen Rd.	Todds Ln.	Hunt Club Blvd.	Col		4D	I
Aberdeen Rd.	Mercury Blvd.	Todds Lane	Art	2U	4U	I
Albany Dr.	Todds Ln.	Macon Dr.	Col		2U	I
Albany Dr.	Redheart Dr.	Teresa Dr.	Col		2U	I
Big Bethel Rd.	T. Nelson Dr.	Todds Ln.		Art	4U	
4D6U/6D L						
Big Bethel Rd.	Todds Ln.	Mercury Blvd.	Art	2U	2D4U/4D	L
Butternut Dr.	Edgewood Dr.	Big Bethel Rd.	Col		2U	L

Cunningham Dr.	Executive Dr.	Lakeshore Dr.	Art	4D	4D	I
HRC Parkway	Big Bethel Rd.	NN City Line	Exp		4D	S
Interstate 64	Big Bethel Rd.	NN City Line	Exp	4D	6D	S
Interstate 64	Bridge Tunnel	NN City Line	Exp	4D/6D8D		L
Londonshire Tr.	Sono St.	Village Dr.	Loc		2U	I
Mercury Bl.	King St.	NN City Line	Art	4D/6D8D		S
Queen St.	Pine Chapel Rd.	Magruder Blvd.	Art		4D	L
Magruder Conn.						
Todds Ln.	Lakeshore Dr.	NN City Line	Art	4U	5U	I
Topping Ln.	Todds Ln.	Big Bethel Rd.	Col	2U	2U	I
Topping Ln.	Big Bethel Rd. intersection realignment					I
Whealton Rd.	Mercury Blvd.	Todds Ln.	Col	2U	2U	

- Use all school grounds and buildings as neighborhoods or community parks and recreational centers. **(Kraft Elementary School complete)**
- Acquire the Chisman Lake and surrounding properties for development as a passive city park. **(Complete)**
- Develop Big Bethel Road as a parkway connecting recreational facilities.
- Develop the Virginia Power Easements along Big Bethel Road and the Newmarket Creek easements as multi-use recreational trails.
- Relocate the Northampton Branch Library to a commercial storefront along Big Bethel Road. **(Complete)**
- Locate a neighborhood police precinct along Mercury Boulevard.
- Develop bike lanes along Big Bethel Road and the Hampton Roads Center Parkway.

### **Housing:**

- Vacant land along several existing and planned arterial streets is appropriate for high quality, low density multi-family residences. These developments would act as a transition between high volume streets and single-family homes. Appropriate locations are Big Bethel Road north of Todds Lane and Todds Lane. Such housing is appropriate given the higher land costs (which are based on high traffic volumes) along these streets. Commercial development would negatively impact traffic capacities and contiguous single-family areas, and single-family residences are undesirable in such locations. Therefore, reasonably low density multi-family development is both realistic and preferred.

- In undeveloped areas north of Todds Lane, between existing subdivisions and the Hampton Roads Center Parkway, allow new developments at no greater density than adjoining existing areas. The exceptions would be along Todds Lane and Big Bethel Road as discussed.
- Avoid individual rezonings of developed residential areas near Mercury Boulevard. Piecemeal rezonings will only encourage deterioration of adjoining homes, and this sound housing stock should be protected.
- Target the area north of Todds Lane and west of Big Bethel Road for higher-income housing. Work with developers to promote housing which is above the median price for existing homes in Area One, using methods discussed in the city-wide policies.

### **Environment:**

- Develop a storm water management plan for Newmarket Creek in conjunction with the City of Newport News.
- Acquire land for a city-wide park in the northwest corner to preclude development of environmentally sensitive lands. **(Complete)**
- Conduct a preliminary survey for nontidal wetlands in the northern quarter of this Planning Area. Encourage developers to preserve wetlands through the use of density transfers to buildable areas. Density transfer allows more intense development on buildable areas while leaving environmentally sensitive land undisturbed.

### **Urban Design:**

- Design visual controls for uniform barriers between commercial and residential areas for Mercury Boulevard, Todds Lane and Big Bethel Road neighborhoods.
- The natural elements of Chisman Lake and Williams Pit (Area Five) parks should guide any urban design decision for Planning Area One.
  - Repeat park design elements through the major corridors of Todds Lane and Big Bethel Road.
  - Involve residents in the design process and recreational needs analysis.
  - Design a system of similar landscape treatments for major intersections on Big Bethel at Mercury Boulevard, Todds Lane and Interstate 64.
- Design the road loop of Big Bethel Road, Hampton Roads Center Parkway, Commander Shepard Boulevard and Magruder Boulevard as a parkway system with recreational amenities.

- Design Hampton Roads Center Parkway as an urban parkway.
- Design Big Bethel Road as a residential parkway.
- Align the road loop with a recreational path system to link the Hampton Roads Center jogging trail with the Big Bethel Road parks.
- Coordinate with the Virginia Department of Transportation to retain natural views of parks and visually punctuate the city's points of interest along Interstate 64.
  - Apply an Interstate 64 overlay district to control views.
  - Maintain intermittent views of Chisman lake from Interstate 64.
  - Design a public symbol for the hillsides created by the Hampton Roads Center Parkway overpass.
- Visually Improve Todds Lane
  - Visually improve the Newport News entrance on Todds Lane.
  - Visually improve the Todds lane/Big Bethel Road and Todds Lane/Mercury Boulevard intersections.